

CITY OF VANCOUVERSPECIAL COUNCIL MEETING

A Special Meeting of the Vancouver City Council was held on Thursday, December 5, 1974, at approximately 7:30 p.m. in the Council Chamber, third floor, City Hall to consider designation of heritage structures.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Massey, Rankin and Volrich

ABSENT: Alderman Marzari
Alderman Pendakur

CLERK: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole,
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

1. List of Buildings Recommended
for Designation as Heritage
Structures

Council had for consideration a list of 22 buildings which Council's Heritage Advisory Committee recommended to be designated as heritage buildings.

Council considered each building separately. Dr. Nancy Oliver of the Planning Department commented briefly on each and the Mayor called for delegations. Representations were received as follows:

(a) Angus Apartments

Mr. Bob Bentall of Angus Apartments Limited told Council it has always been his company's intent to develop this property and that the Coach House on the property would have to be demolished, although the mansion would be retained. He suggested a Special Committee be struck to study development of the property to include preservation of the mansion.

A Heritage Committee spokesman urged the Coach House not be deleted.

It was pointed out that designation is not irrevocable; that designations could be removed by Council at a later date upon application of the owner.

(b) Hycroft

A representative of the University Women's Club, which owns this estate, told Council her group faces financial problems in maintaining this structure and that part of the estate was sold some time ago to provide revenue for maintenance. The Club does pay taxes on the estate and there was a suggestion that this tax could be waived by the City.

(c) C.P.R. Rail Station

A representative of Marathon Realty, owner, pointed out there are numerous legal aspects pertinent to designation which should be clarified. He stated the fate of the station is, in part, in the hands of the Canadian Transport Commission because of the building's proximity to railroad tracks and its function as a transportation terminal. He enquired about compensation for designation.

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List of Buildings Recommended for
Designation as Heritage Structures
(continued)

(d) Hudson Bay Company Store

A member of Davis and Company, Barristers & Solicitors, on behalf of the Hudson Bay Company, presented a two-page brief and claimed designation of the entire building could present problems to the Company in the area of exterior decorations, special lighting, etc.

(e) St. Andrews Wesley United Church

A representative of the Church enquired about the recommendation that the interior be designated and was told Council cannot designate interiors. He was told the Church could apply for removal of the designation if it planned another use for the property.

(f) Cenacle Convent

A representative of the owner said taxes are paid on this structure but the owners face financial problems of maintenance. She asked how much of the large site is recommended for designation and claimed designation of the entire site would prevent the sale of a portion of the property.

(g) The Orillia

A representative of the owner presented a letter from an Architect, R. Wm. Wilding, who advised against designation of this building. It was stated the building does not meet Fire By-law requirements.

The Chairman of the Heritage Advisory Committee suggested this site should lend itself to a transfer of development rights form of compensation.

(h) St. James Church

During consideration of this building, a citizen enquired why Christ Church Cathedral was not on the list being considered by Council, and was told that Christ Church has been recommended for designation and will come before Council with the next group of buildings recommended for designation.

(i) Immigration Building

Alderman-elect Warnett Kennedy spoke on the economics of preservation and urged the Immigration Building not be designated, saying it is a reminder of an unhappy past for a number of immigrant people in Vancouver.

Mr. R.C. Mann urged preservation of waterfront structures, particularly the Immigration Building, C.P.R. Piers B and C and the Marine Building, which he said offer a unique first impression of Vancouver to persons arriving by passenger liner. He claimed the Immigration Building is a very important part of Vancouver's history.

A spokesman for Marathon Realty, owner, said the Company has studied the Immigration Building and concluded it should not be designated.

Mr. W. Philip Sawkins of the Canadian Youth Hostels Association, said his Association would be interested in using the Immigration Building.

cont'd....

List of Buildings Recommended for
Designation as Heritage Structures
(continued)

MOVED by Ald. Hardwick,

THAT the following buildings, lands and structures be designated as heritage buildings, lands and structures, as the case may be, and that the Director of Legal Services prepare and submit to Council the necessary By-law to so designate:

Sun Tower	100 West Pender Street
- exterior	
Holy Rosary Cathedral	646 Richards Street
- exterior and interior	
Court House	800 West Georgia Street
- exterior and rotunda	
Shannon	7255 Granville Street
- exterior, trees and wall	
Glen Brae House or	1690 Matthews Street
Tait House	
- exterior and grounds	
Angus Apartments	1531 Davie Street
- mansion, grounds and Coach House	
Hycroft	1489 McRae Street
- interior, exterior and grounds	
R.C.M.P. Building	3102 Main Street
- exterior	
C.P.R. Station	601 Cordova Street
- exterior and concourse	
Bank of Commerce	698 West Hastings Street
- exterior and interior, main floor	
Hudson Bay Co.	640 Granville Street
- exterior	
Credit Foncier Building	850 West Hastings Street
- exterior	
Hastings Mill Store	1575 West Alma Street
- interior and exterior	
Orpheum Theatre	884 Granville Street
- interior and entrance on Granville Street	
National Harbours Board	50 Dunlevy Street
- interior and exterior	
Old Federal Building	715 Hastings Street
- exterior, including Granville Street	
Rear House	2nd Avenue and Trimble Street
- exterior, grounds, entrance hall, staircase	
St. Andrews Wesley	1012 Nelson Street
United Church	
- interior, exterior and grounds	
Cenacle Convent	3689 Selkirk Street
- exterior and the lot on which the	
convent is situated.	
The Orillia	611 Robson Street
- exterior	
St. James Church	303 East Cordova Street
- interior and exterior	
Immigration Building	
- exterior	

FURTHER THAT the Director of Permits and Licenses be authorized to withhold any demolition permits applied for, or which may be applied for, with respect to the proposed designations, pending the enactment of the said By-law.

(amended)

List of Buildings Recommended for
Designation as Heritage Structures
(continued)

MOVED by Ald. Harcourt in amendment,
THAT the Coach House at the Angus Apartments be deleted from
the foregoing list.

- CARRIED

(Aldermen Linnell, Massey, Rankin and the Mayor opposed)

MOVED by Ald. Harcourt in amendment,
THAT the Orillia be deleted from the foregoing list.

- CARRIED

(Aldermen Linnell, Massey and Rankin opposed)

MOVED by Ald. Volrich in amendment,
THAT the Immigration Building be deleted from the foregoing
list.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey,
Rankin opposed)

The motion of Alderman Hardwick's as amended was put and
CARRIED UNANIMOUSLY.

There was then discussion on the feasibility of naming or
appointing a Committee to study economic aspects of the designations,
but it was felt that the Director of Planning could report on this
matter.

MOVED by Ald. Hardwick,
THAT the Director of Planning report back on the terms of the
approval process for changes in facades or exteriors of the
designated buildings.

- CARRIED UNANIMOUSLY

2. Gastown and Chinatown Areas

A representative of Woodham Developments presented a brief
calling for exemption of Lot 25 of Block 17 from the designation
of the Gastown area.

A citizen noted that designation of the Chinatown area means
buildings cannot be demolished without approval of Council, a
fact he objected to. He maintained many buildings in Chinatown are
not worth saving and only remind members of the Chinatown community
of an unhappy past.

Mr. H. Pickstone, Deputy Director of Planning, pointed out
that designation does not mean a blanket prohibition of redevelopment;
rather each demolition will be considered on its own merit.

Mr. Peter Hebb of the Community Arts Council, addressed Council
on the need for criteria for designation.

Mr. Jim Land urged that an old store at the corner of Hastings
and Columbia Streets, along with several buildings in other areas
of the City which are being demolished, should be included in the
designation as heritage structures.

MOVED by Ald. Massey,
THAT the buildings, lands and structures as described in the
HA-1 and HA-2 Zoning amendment areas, be designated as heritage
buildings, lands and structures, as the case may be, and that the
Director of Legal Services prepare and submit to Council the
necessary By-law to so designate;

FURTHER THAT the Director of Permits and Licenses be authorized
to withhold any demolition permits applied for, or which may be applied
for, with respect to the proposed designations, pending the enactment
of the said By-law.

(amended)

cont'd....

Gastown and Chinatown Areas (continued)

MOVED by Ald. Harcourt in amendment,
THAT buildings, lands and structures in Lot 25 of Block 17, be
deleted from the area recommended for designation.

- CARRIED

(Aldermen Linnell, Massey, Rankin and Volrich opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the buildings, lands and structures as described in the HA-1 and HA-2 Zoning amendment areas, with the exception of Lot 25 of Block 17, be designated as heritage buildings, lands and structures, as the case may be, and that the Director of Legal Services prepare and submit to Council the necessary By-law to so designate;

FURTHER THAT the Director of Permits and Licenses be authorized to withhold any demolition permits applied for, or which may be applied for, with respect to the proposed designations, pending the enactment of the said By-law."

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
 THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:20 p.m.

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The foregoing are Minutes of the Special Council Meeting of December 5, 1974, adopted as amended on December 17, 1974.

A. Phillips
MAYOR

B. R. ELLIS
CITY CLERK